

DUKE STREET, OXFORD, OX2
£3,000 per month*

Carter Jonas

12 MARLBOROUGH COURT, DUKE STREET, OXFORD, OXFORDSHIRE, OX2 0QT

A well presented four bedroom townhouse in a popular location off the Botley Road.

- Hallway
- Open-plan kitchen/diner
- Second reception room
- Four bedrooms
- En-suite to the principal bedroom
- Private garden
- Driveway parking

THE PROPERTY

A beautifully presented four-bedroom family home arranged over three floors, benefitting from driveway parking and a private rear garden.

Finished to a high standard throughout, this attractive property is ideally positioned for those seeking convenient access to Oxford Train Station, the city centre, and local amenities.

The ground floor comprises a welcoming entrance hall, a spacious kitchen/dining room, a bright sitting room with double doors opening onto the rear garden, and a cloakroom WC.

The first floor offers two well-proportioned bedrooms, an additional reception room which could be utilised as a family room, home office, or fifth bedroom, and a family bathroom with both access from the main bedroom or landing.

The second floor features two further bedrooms and a modern shower room.

Externally, the property benefits from driveway parking and a private garden.

Botley is a residential suburb of Oxford situated within the parish of North Hinksey. Communication links are excellent, the A34 providing access to M4 (J13) and M40 (J9). Oxford Railway station is only c. 1 mile away and offers a frequent service into London Paddington. The Redbridge Park and Ride is a few miles away. Botley includes a local shopping centre at Elms Parade which provides comprehensive shopping facilities, in addition to a small retail complex at West Way. There is a broad selection of pubs and restaurants in the area including The Fishes in nearby North Hinksey village and The Vine in Cumnor.



Available now on a furnished basis.

EPC - TBC

Council Tax Band - E (Please see Oxford City Council for current costs).

No access to loft. Mains water, electricity and gas are connected to the property. Gas central heating.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Flood Risk: High

At a rent of £3000 per calendar month.

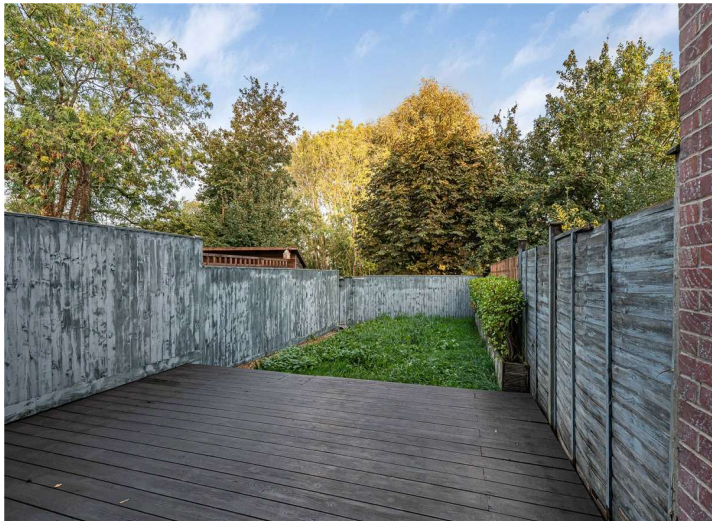
At a rent of £3000 per calendar month.
Holding deposit at 1 weeks rent £693
Security deposit at 5 weeks rent = £3465



ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Oxford City Council - Council Tax Band E
Directions	

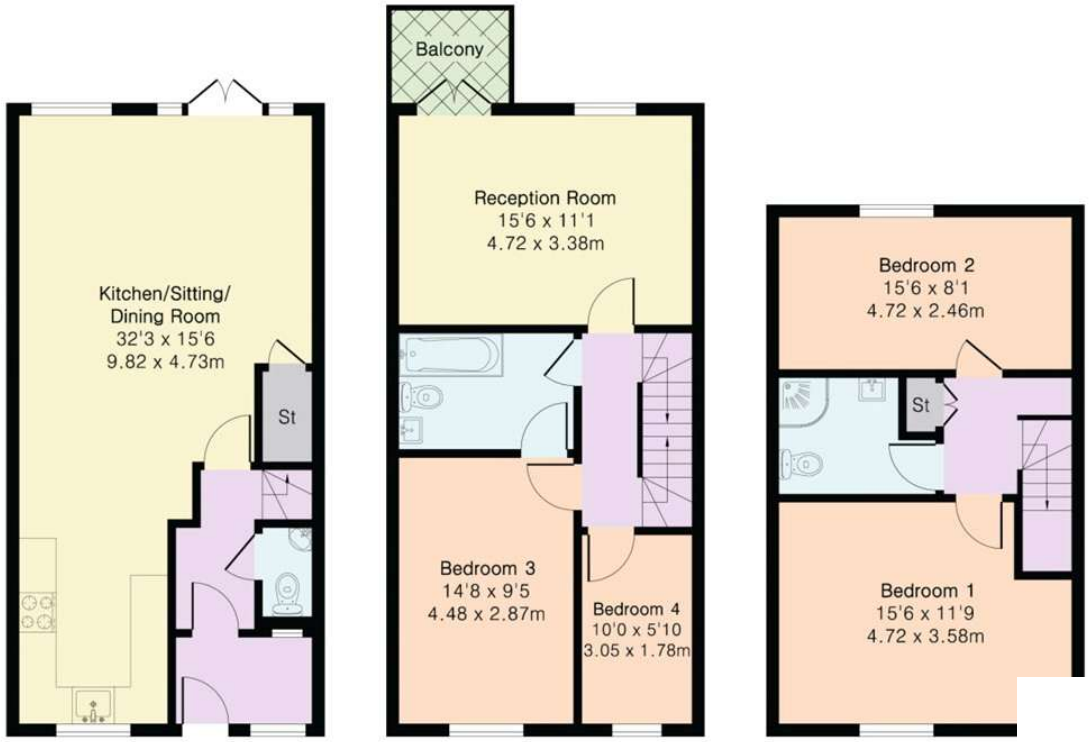






Approximate Gross Internal Area 1416 sq ft - 131 sq m

Ground Floor Area 500 sq ft – 46 sq m
First Floor Area 500 sq ft – 46 sq m
Second Floor Area 416 sq ft – 39 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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Classification L2 - Business Data